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a strip or portion of land lying south of the aforesaid lot of land conveyed to the said William M. Bittle by deed executed by Emma T. Shank and John H. Shank, her husband, dated December 31st, 1901, and recorded in Liber D. H. H. No. 13, folio 99, being part of the land conveyed to Emma T. Shank by deed executed by Jacob Rohrback and wife and recorded in Liber J. L. J. No. 14, folio 68, one of the Land Records of Frederick County, as appurtenant to the land hereby conveyed, the free right of ingress and egress over and to a joint alley 12 feet wide running along the Southern line of the land hereby conveyed is hereby granted, together with the right to the use of the water from the well on the lot of land now owned by T. F. Grossnickle, said well being about 100 feet South of the dwelling of the Land hereby conveyed, the right to the use of said water being regarded as appurtenant to the land hereby conveyed, and both tracts or parcels of land being the same real estate which was conveyed to the said Frank O. Lowery and Della E. Lowery, his wife by Catherine Bittle, Executrix and Charles J. Bittle, Executor of the Will of William M. Bittle, late of Frederick County, deceased, dated February 17th, 1908, duly probated in the Orphan's Court for Frederick County, and recorded in Liber G. E. S. Folio 444, one of the Will Records of Frederick County, said deed bearing date this 25rd day of February, 1929, and intended to be recorded, prior to the recording of this mortgage, among the Land Records of Frederick County, Maryland.

Provided that the said Frank O. Lowery and Della E. Lowery, his wife their heirs or executors, administrators or assigns shall pay to the said Myersville Savings Bank, or order, the promissory note aforesaid at maturity, or shall pay any renewal thereof when such renewal note shall mature and be payable, then this mortgage shall be void.

And Provided, that until default be made in the payment of the promissory note aforesaid at maturity, or of any renewal thereof when such renewal note shall mature and be payable, the said Frank O. Lowery and Della E. Lowery, his wife shall possess the mortgaged premises as of their present estate therein.

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